

COUNTY OF YORK

MEMORANDUM

DATE: December 4, 2000 (BOS Mtg. 12/19/00)

TO: York County Board of Supervisors

FROM: Daniel M. Stuck, County Administrator

SUBJECT: Proposed Harvey Shields Subdivision

Mr. Harvey Shields has submitted a request to extend the County's vacuum sewer collection system in the Seaford area to provide service to one proposed lot. The proposed subdivision is located on 9.45 acres of land in the Seaford area and the proposed subdivision is generally shown on the attached map.

Section I.H.4.b of the Sanitary Sewer Standards and Specifications provides for the policy for such requests. Environmental and Development Services (EDS) has determined that adequate capacity exists in the vacuum sewer facilities to support the proposed subdivision; from the engineering standpoint, the development would benefit the development and maintenance of the sewer facilities.

The parcel of land proposed for subdivision is zoned Rural Residential (RR) and is currently served by public water and public sewer. Sanitary sewer to the new lot can be provided by the developer installing a vacuum collection vault and associated piping tied to the existing vacuum main located on the August Drive side of the property.

The subdivision of the subject parcel into two lots will have little impact on County services or infrastructure. The average single-family detached home in the County produces approximately 0.75 York County school students and generates ten daily vehicle trips. Therefore, it is likely that the proposed subdivision would increase enrollment in York area schools by no more than one student and add ten vehicle trips per day on Seaford Road. In addition, the proposed subdivision would not affect the County's 80,000 build-out population since the methodology for calculating this figure accounted for the **total potential** lot yield of this parcel. Ultimately, if the Board approved the development, these two parcels could be subdivided further. However, due to the limited amount of the property abutting the public right-of way a conventional subdivision is unlikely. Utilizing the provision in the Subdivision Ordinance a maximum of 7 additional lots could be created with two separate family subdivisions. If this were to occur the school enrollment would increase by approximately 5-6 students and adding 60 vehicle trips per day on Seaford Road.

Section I.H of the Sanitary Sewer Standards and Specifications further requires the developer to pay the current full initial connection fee of \$2,875.00 for each proposed lot and an additional \$2,500.00 per lot to offset the cost of inspection services, and the cost of operation and maintenance of system over the life of the system. If approved by the Board, the developer will be required to enter into a Public Sewer Extension Agreement that will provide in detail all of the applicable fees and conditions.

If the Board does not approve the extension of the vacuum system, the property owner would have no means available to serve any development of this parcel by on-site disposal methods. Insufficient depth to the ground water table and poor soil types would not support any on-site type of disposal system,

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including engineered sand mounds.

Based on the logical development of the sanitary sewer facilities of the County and taking into consideration the long term operations and maintenance of the vacuum sewer facilities, the condition of the soils and depth of the ground water table, the Department of Environmental and Development Services recommends approval of the extension of the facilities to serve the proposed subdivision.

I recommend adoption of Resolution R00-188.

Woodward/3241:mw

Enclosures: Map of proposed subdivision
 Section I.H of the Sanitary Sewer Standards and Specifications